



Rapid City Planning Commission

Rezoning Project Report

January 25, 2018

Item #2
Applicant Request(s)
Case #17RZ036 – Rezoning from Low Density Residential District to Medium Density Residential District
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from Low Density Residential District to Medium Density Residential District for a portion of a property measuring approximately 15.657 acres in size. The remainder of the parcel is zoned Office Commercial District with a Planned Development Designation and Public District. The future land use designation of the property is Urban Neighborhood. The property is currently void of any structural development.

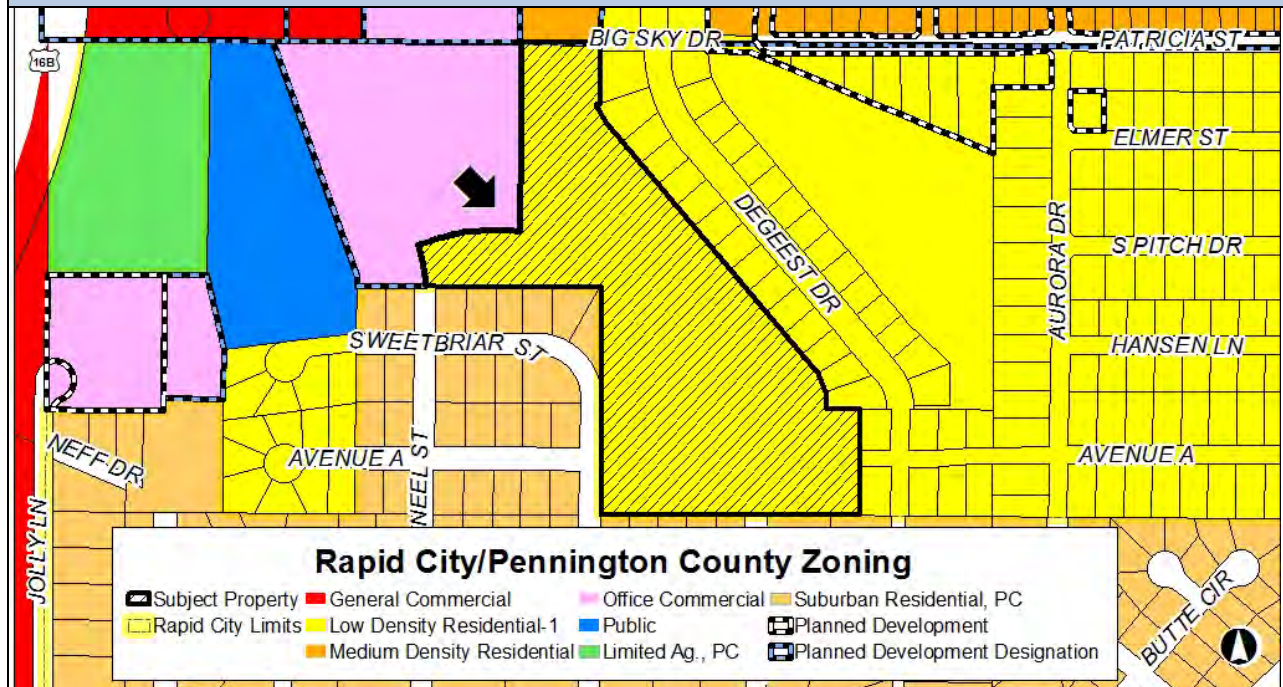
Applicant Information	Development Review Team Contacts
Applicant: DTH, LLC	Planner: Fletcher Lacock
Property Owner: DTH, LLC.	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 1,300 feet southeast of the intersection of Homestead Street and Elk Vale Road
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Homestead Plaza Subdivision
Land Area	15.657 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from south to north
Access	Big Sky Drive / Avenue A / Dorothy Drive / Sweetbriar Street
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

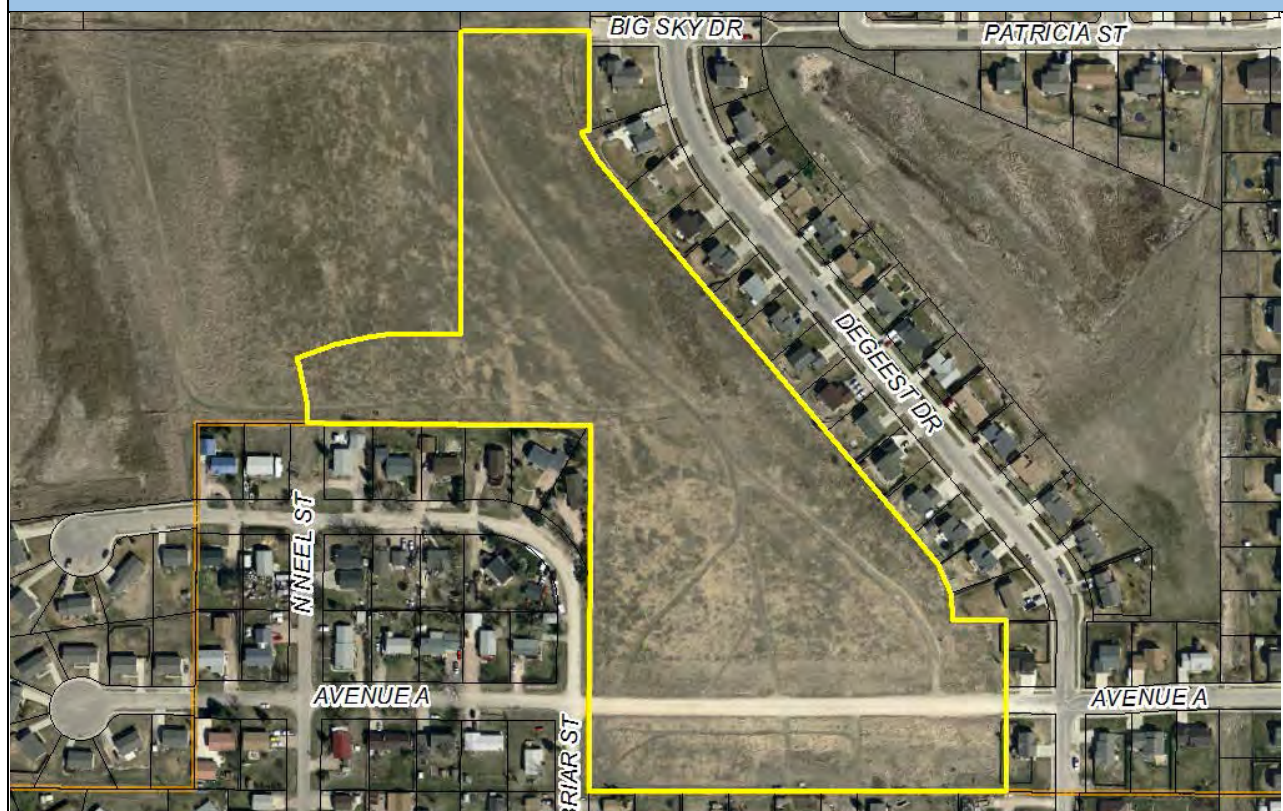
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	UN	Void of structural development
Adjacent North	MDR-PDD	UN	Void of structural development
Adjacent South	County SRD	LDN	Single-family dwellings
Adjacent East	LDR	LDN	Single-family dwellings
Adjacent West	OC-PDD and County SRD	UN and LDN	Single-family dwellings and vacant land

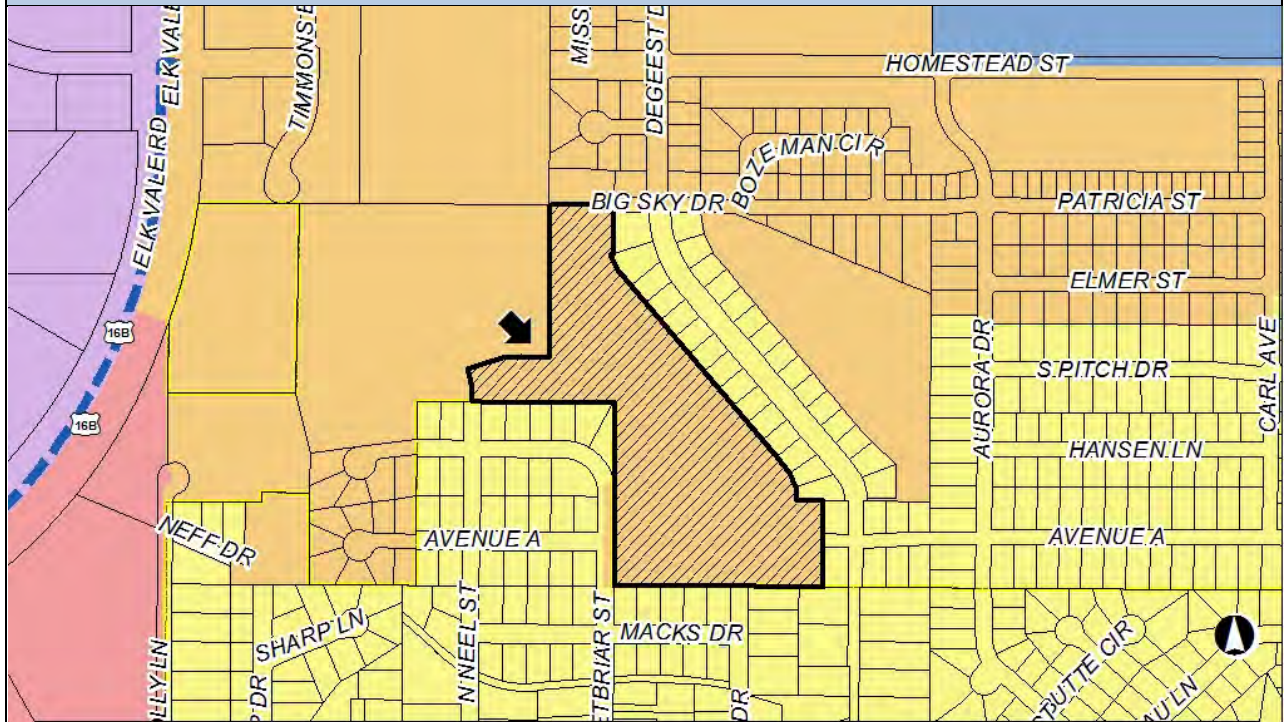
Zoning Map



Existing Land Uses



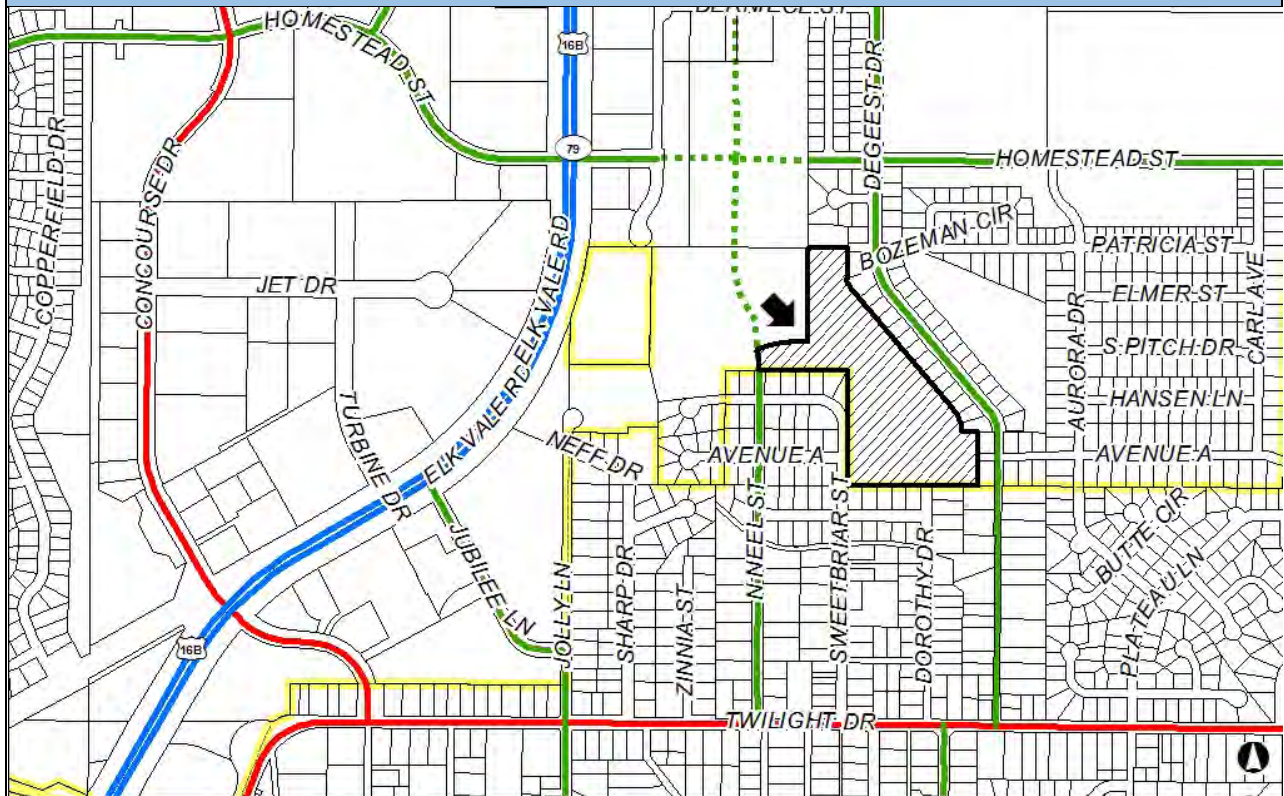
Comprehensive Plan Future Land Use



Future Land Use Categories

- | | | | | |
|-------------------|--------------------------|----------------------|---------------------|-------------------|
| Subject Property | Rural Residential | Urban Neighborhood | Employment | Entrance Corridor |
| Rapid City Limits | Low Density Neighborhood | Mixed Use Commercial | Public/Quasi-Public | |

Parks or Transportation Plan



Major Street Plan

- | | | | | | |
|------------------|-------------------|-----------|----------------|--------------------|--------------------|
| Subject Property | Rapid City Limits | Collector | Minor arterial | Principal arterial | Proposed collector |
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Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	15.6 acres	
Lot Frontage / Lot Width	Minimum 50 feet at the front building line	N/A	
Maximum Building Heights	3 stories, 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet	N/A	
• Rear	25 feet to primary structure / 5 feet to accessory structures	N/A	
• Side	8 feet / 12 feet	N/A	
• Street Side	20 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Rezone:	
Criteria	Findings
1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or in the city generally.	There are no changed or changing conditions in the area.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Urban Neighborhood. The Medium Density Residential District is identified as a suitable zoning in the Urban Neighborhood designation. The Medium Density Residential District allows single-family dwellings, townhomes, and multi-family dwellings as a permitted use.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	The property is located within the Rapid Valley Sanitary District. The Rapid Valley Sanitary District has indicated concurrence with the proposed Rezoning request and has indicated that review and approval of water and sewer services will be required prior to future development of the property.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	The future land use designation of the property is Urban Neighborhood. The proposed Rezoning to Medium Density Residential District is consistent with the Comprehensive Plan.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial

In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters

	A Balanced Pattern of Growth
BPG-3.1B	Future Land Use Flexibility: The property is currently zoned Low Density Residential District. The Medium Density Residential District would allow for single-family dwellings, townhomes, and mutli-family dwellings. The proposed Rezoning request supports the Comprehensive Plan goals of supporting a mix of housing types and densities.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	The proposed Rezoning requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Rezoning is before the Planning Commission and will go before the City Council for review and approval. The public has an opportunity to provide input at these meetings.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	The Urban Neighborhood designation identifies medium to high density housing as a primary use. The Medium Density Residential District allows single-family dwellings, townhomes, and multi-family developments.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
EV-	Residential Growth: The Comprehensive Plan supports the development of

NA1.1A	residential growth in the Elk Vale Road Neighborhood Area. The Rezoning request from Low Density Residential District to Medium Density Residential District supports the Comprehensive Plan goal of medium to high density residential growth.
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Findings

Staff has reviewed the Rezoning request criteria pursuant to Chapter 17.50.040(D) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The Medium Density Residential District allows higher density residential development including townhomes and multi-family dwellings. The proposed Rezoning request supports the Comprehensive Plan goal of promoting higher density residential growth in the Elk Vale Road Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval
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Staff recommends that the Rezoning request be approved.
